



# Caltrans Public Auction

Tuesday June 8, 2010

Auction held at United Security Bank Building  
855 M Street, Second Floor  
Fresno, CA 93721

Registration at 9:45 AM      Bidding begins at 10:00 AM

Parcel 1: DD 64966-01-01

Located Between K Street and SR 99 in Tulare County, CA

Size: 23,788 sq ft

Zoned: M-1

Minimum Bid: \$ 36,000

Required Deposit: \$ 3,600

Parcel 2: DD 80928-01-01

Located North Garden Ave. and north side of SR 180 in Fresno

Size: 17,646 sq ft

Zoned: R-A

Minimum Bid: \$ 54,000

Required Deposit: \$ 5,400

## FOR MORE INFORMATION:

Central Region Excess Land Unit Hotline (559) 445-6424

Visit us online at [www.dot.ca.gov/property/](http://www.dot.ca.gov/property/)

**ALL SALES SUBJECT TO APPROVAL OF THE CALIFORNIA TRANSPORTATION COMMISSION  
PROPERTY SOLD AS IS, PLEASE READ ATTACHED TERMS AND DISCLOSURES**

## TERMS OF OPTION

**TERMS:** Bids to purchase will be for cash. The successful bidder will be required to execute an Option to Purchase agreeing to the following terms and conditions that are made part of the Option by reference therein:

**DEPOSIT:** All bids must be accompanied by CASHIERS CHECK made payable to Department of Transportation in the amount of the required option deposit.

**OPTION PERIOD:** The option deposit will be the consideration for the option period, the length of which is specified elsewhere in this notice. The option period shall commence on the first day following the date the bids are opened. The balance of the purchase price shall be paid on or before expiration of the option period.

There may be situations wherein the option holder is unable to complete the Terms of Option within the time allowed for reasons beyond his/her control. Under these circumstances, the State, at its discretion, may elect to extend the option period. A charge of 1% of the bid price per month will normally be made for such extensions. This charge **SHALL NOT** be applied toward the purchase price.

**FORFEITURE OF DEPOSIT:** The option deposit and any additional option deposit shall be **NON REFUNDABLE** in the event that the successful bidder fails to exercise the option within the option period or fails to comply with any and all the terms of the option as herein provided.

**SECOND HIGH BID:** In the event that the high bidder fails to exercise his option within the option period or defaults in completion of the sale, the State may, at its discretion, offer the option to the second highest bidder.

If the second high bidder accepts the option, the deposit requirement and terms of option to purchase shall be the same as stated in this notice of sale except that the option period shall commence on the day the option is awarded by the State.

### **LIMITING CONDITIONS:**

(1) The sale under this option is subject to the approval of the California Transportation Commission. Any assignments under this contract must be made prior thereto. If the sale is not approved, the option deposit money will be refunded without interest. The successful bidder may take possession when the Director's Deed is recorded.

(2) When the California Transportation Commission approves the sale and the successful bidder elects to exercise the option, the option deposit will be credited toward the bid purchase price.

(3) The State reserves the right to reject any and all bids and to cancel the sale in part or in its entirety, at any time prior to recordation of the Director's Deed. In the event of cancellation of sale and/or rejection of any bids, the respective deposits of money shall be refunded without interest.

(4) The right, title and interest in the property to be sold shall not exceed that vested in the State of California, and this sale is subject to all title exceptions and reservations whether or not of record. The successful purchaser may obtain a policy of title insurance at his or her own expense.

(5) The successful bidder shall pay all recording fees, documentary stamp taxes, or other real estate transaction taxes or fees by whatever name known, including escrow fees or broker's commission, if any, and personal property sales taxes where applicable.

(6) Should the successful purchaser desire a survey of the property, this may be accomplished by an independent survey at the purchaser's expense. No warranty is made by the Department of Transportation relative to the ground locations of property lines other than monumented highway right of way lines.

(7) The successful bidder shall be responsible for complying with local building codes and ordinances. All properties are sold in an "as is" condition.

(8) The sale of this excess property is exempt from CEQA.

All CALTRANS employees may bid to acquire excess State property except employees who have direct access to information not generally available to the public or who influence the purchase or sale of right of way or other real property.

All payments must be made to:  
**DEPARTMENT OF TRANSPORTATION**

Payments must be made by **CASHIERS CHECK** payable to the order of the "**Department of Transportation**". The successful bidder's option deposit made at the time of sale will be retained by the State and not placed in escrow.

## DD 64966-01-01 DATA SHEET

### PROPERTY SOLD "AS IS," PLEASE SEE ATTACHED TERMS

Auction:	Tuesday June 8, 2010 Auction held at United Security Bank Building 855 M Street, Second Floor Fresno, CA 93721. Registration at 9:45 AM, bidding begins at 10:00 AM
Property Location:	Between K Street and SR 99 in Tulare County, CA
Minimum Bid:	\$36,000
Required Deposit:	Bidders must possess a Cashier's Check in the amount of \$3,600 payable to the Department of Transportation to participate in the auction.
Bid Numbers:	Bid numbers will be available June 8, 2010 from 9:45 AM to 10:00 AM. Possession of a Cashier's Check in the amount of the required deposit must be shown in order to receive a bid number.
Option Period:	Balance due in the office on or before August 26, 2010.
Description:	Parcel 64966-01-01 is a vacant parcel that contains 23,788 square feet. The parcel has access from K Street. The parcel is vacant and is triangular shaped.
Zoning:	M-1 allows for light manufacturing. Please contact Tulare County for more zoning information and potential uses.
Utilities	Please contact the applicable utility providers for more information.

### TITLE EXCEPTIONS AND RESERVATIONS

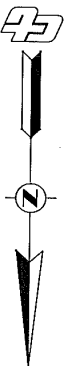
- The property is warranted to be free of any liens, court judgments, loans (Deeds of Trust, etc.) and delinquent or unpaid taxes. The sale of this property is subject to all matters of public record and any easements, claims of easements, or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. The right, title, and interest in this property shall not exceed that vested in the State of California. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.
- Copy of legal description is available upon request.

SOUTH 1/4 COR. SEC. 26, 20/24

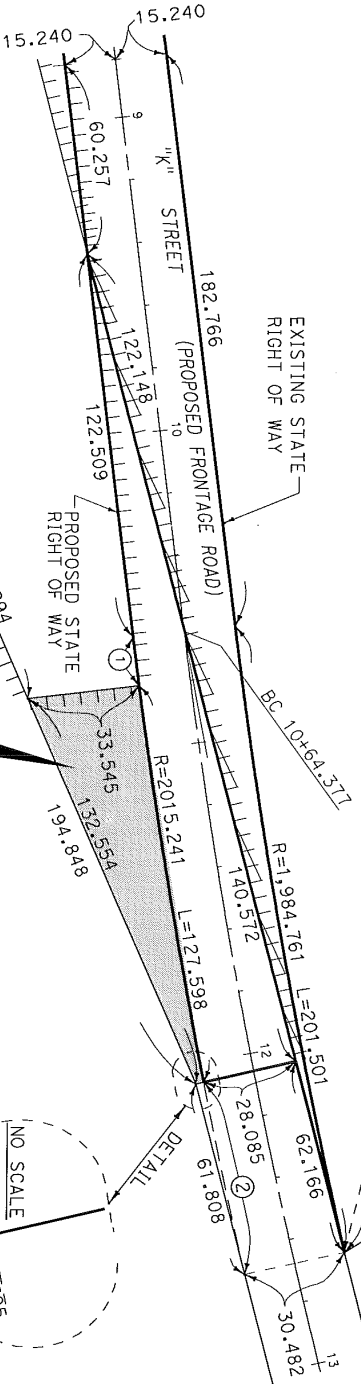
T.20S., R.24E., M.D.&M.

SECTION 26

CITY OF TULARE



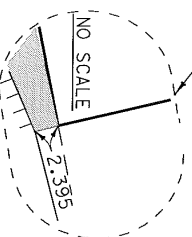
KP 42.18  
PM 26.21



CURVE TABLE

①	$\Delta=0^{\circ}26'26''$	$R=2015.241$	$L=15.499$
②	$\Delta=1^{\circ}45'31''$	$R=2015.241$	$L=61.857$

DD 64966-01-01



NOTES

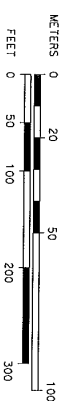
ALL DISTANCES ARE IN METERS, UNLESS OTHERWISE NOTED. TO CONVERT METERS TO U.S. SURVEY FEET, MULTIPLY DISTANCE BY 3937 / 1200

STATE OF CALIFORNIA  
BUSINESS, TRANSPORTATION AND HOUSING AGENCY  
DEPARTMENT OF TRANSPORTATION  
**RIGHT OF WAY  
DIRECTORS DEED  
DD 64966-01-01**

LEGEND

- Access Prohibited
- Access Relinquished
- CALTRANS PARCEL CONTAINS 0.221 HA

STATE-ROUTE 99



DISTRICT	COUNTY	ROUTE	SHEET KP/PM	SHEET NO.	TOTAL SHEETS
06	TUL	99	42.2/26.2	2	2

## DD 80928-01-01 DATA SHEET

### PROPERTY SOLD "AS IS," PLEASE SEE ATTACHED TERMS

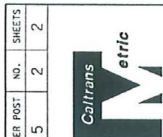
Auction:	Tuesday June 8, 2010 Auction held at United Security Bank Building 855 M Street, Second Floor Fresno, CA 93721. Registration at 9:45 AM, bidding begins at 10:00 AM
Property Location:	North Garden Avenue on the north side of SR 180 in Fresno, CA
APN:	456-232-01T
Minimum Bid:	\$54,000
Required Deposit:	Bidders must possess a Cashier's Check in the amount of \$5,400 payable to the Department of Transportation to participate in the auction.
Bid Numbers:	Bid numbers will be available June 8, 2010 from 9:45 AM to 10:00 AM. Possession of a Cashier's Check in the amount of the required deposit must be shown in order to receive a bid number.
Option Period:	Balance due in the office on or before August 26, 2010.
Description:	Parcel 80928-01-01 is a vacant parcel that contains 17,646 square feet. The parcel has access from North Garden Avenue.
Easements:	The parcel contains a non-exclusive common use access easement that is 15 foot wide and runs along the south boundary of the entire parcel.
Zoning:	R-A Single Family Residential- Agriculture District. Please contact City of Fresno for more zoning information and potential uses.
Utilities	Please contact the applicable utility providers for more information.

### TITLE EXCEPTIONS AND RESERVATIONS

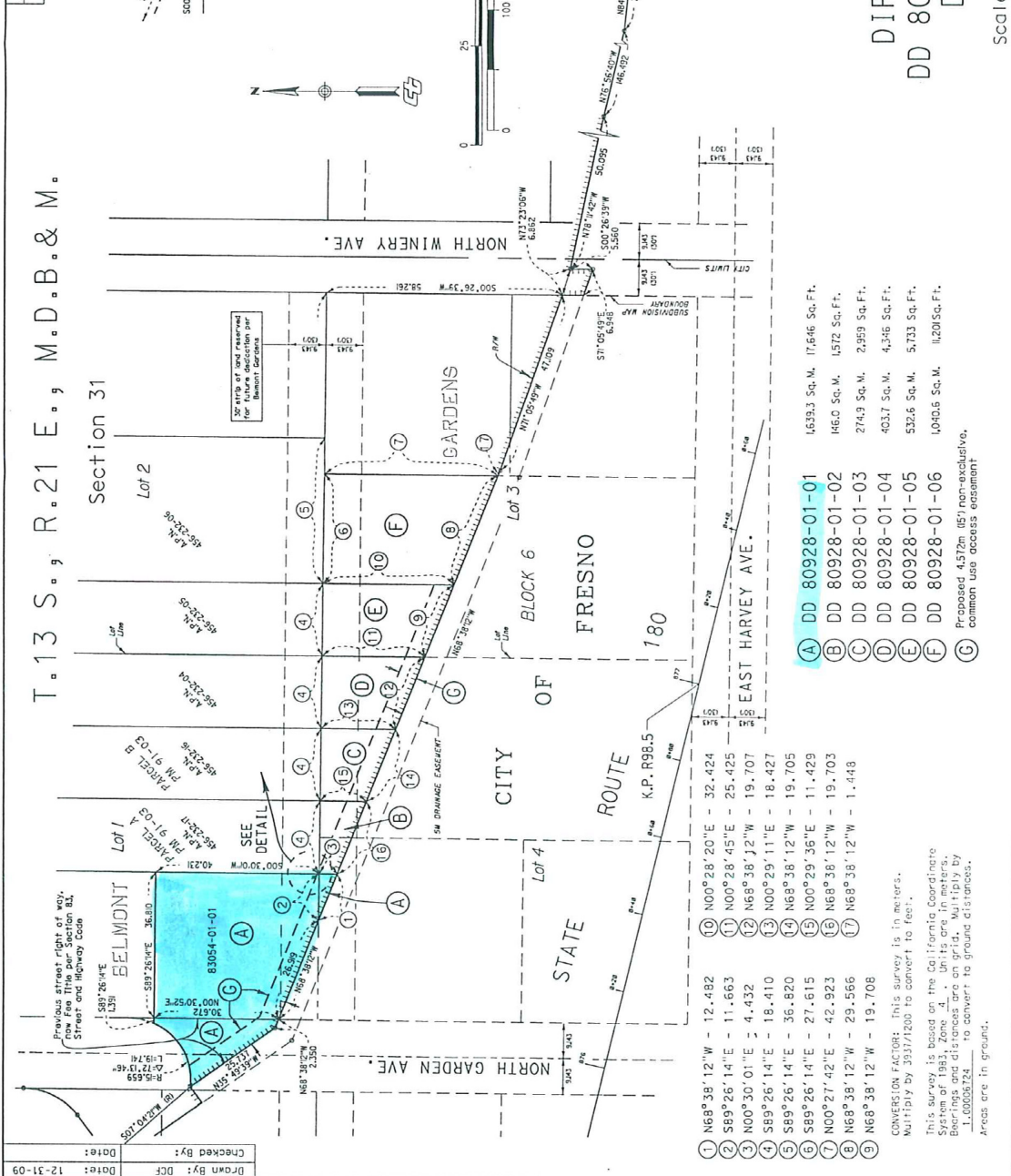
- The property is warranted to be free of any liens, court judgments, loans (Deeds of Trust, etc.) and delinquent or unpaid taxes. The sale of this property is subject to all matters of public record and any easements, claims of easements, or reservations not of record. The Department of Transportation does not assume any liability for any possible encumbrances on this property. The right, title, and interest in this property shall not exceed that vested in the State of California. Prospective bidders should consult local title companies if more complete information regarding the title of the property is required.
- Copy of legal description is available upon request.

DIST.	COUNTY	ROUTE	KILOMETER POST	NO.	SHEETS
6	Fres	180	98.5	2	2

T. 13 S., R. 21 E., M. D. B. & M.



DATE: 12-31-09  
 DRAWN BY: DCF  
 CHECKED BY: DCF  
 DATE: 12-31-09



# DIRECTOR'S DEED MAP DD 80928-01-01 through DD 80928-01-06

- (A) DD 80928-01-01 1,639.3 Sq. M. 17,646 Sq. Ft.
- (B) DD 80928-01-02 146.0 Sq. M. 1,572 Sq. Ft.
- (C) DD 80928-01-03 274.9 Sq. M. 2,959 Sq. Ft.
- (D) DD 80928-01-04 403.7 Sq. M. 4,346 Sq. Ft.
- (E) DD 80928-01-05 532.6 Sq. M. 5,733 Sq. Ft.
- (F) DD 80928-01-06 1,040.6 Sq. M. 11,201 Sq. Ft.
- (G) Proposed 4.572m (15') non-exclusive, common use access easement

- (1) N68°38'12"W - 12.482
- (2) S89°26'14"E - 11.663
- (3) N00°30'01"E - 4.432
- (4) S89°26'14"E - 18.410
- (5) S89°26'14"E - 36.820
- (6) S89°26'14"E - 27.615
- (7) N00°27'42"E - 42.923
- (8) N68°38'12"W - 29.566
- (9) N68°38'12"W - 19.708
- (10) N00°28'20"E - 32.424
- (11) N00°28'45"E - 25.425
- (12) N68°38'12"W - 19.707
- (13) N00°29'11"E - 18.427
- (14) N68°38'12"W - 19.705
- (15) N00°29'36"E - 11.429
- (16) N68°38'12"W - 19.703
- (17) N68°38'12"W - 1.448

CONVERSION FACTOR: This survey is in meters. Multiply by 3337/1000 to convert to feet.

This survey is based on the California Coordinate System of 1983, Zone 10. Units are in meters. Distances are rounded to the nearest foot by 1.00000256 to convert to ground distances. Areas are in ground.